

HoldenCopley

PREPARE TO BE MOVED

Cottage Meadow, Nottingham, NG4 2DG

Guide Price £475,000 - £500,000

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WELL-PRESENTED THROUGHOUT...

This detached house is beautifully presented and thoughtfully decorated throughout, allowing you to move in with ease just drop your bags and settle straight away. Located in a popular area, the property is within easy reach of a range of local amenities, including Colwick Country Park, retail parks, everyday conveniences, and excellent links to the City Centre. On the ground floor, the property features an inviting entrance hall with access to a home office, as well as a hallway with fitted storage units. The living room is a cosy yet elegant space, featuring a bay-fronted window and a charming feature fireplace. The true highlight of this floor is the open-plan kitchen and living area, which comes complete with integrated appliances, a central island with breakfast bar, and bi-folding doors that lead seamlessly to the rear garden. A convenient WC completes the ground floor. Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a stylish three-piece family bathroom. Outside, the front of the property features a gravelled area, a lawn, courtesy lighting, and a driveway providing ample parking. The rear garden is south-facing and fully enclosed, offering a decked patio area, an outside tap, a shed, a raised border, a gravelled section, and an artificial lawn, all surrounded by fence panels and hedging for privacy.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room & Office
- Spacious Kitchen Living Room
- Three Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom & Ground Floor W/C
- Enclosed South-Facing Rear Garden
- Off-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'4" x 5'6" (2.25m x 1.68m)

The entrance hall has fitted base and wall units, a Velux window, a radiator, tiled flooring, and UPVC door providing access into the accommodation.

Office

9'6" x 7'4" (2.92m x 2.25m)

The office has a UPVC double glazed window to the side elevation, coving to the ceiling, a radiator, and carpeted flooring.

Hallway

15'9" x 8'0" (4.82m x 2.46m)

The hallway has a range of fitted units, a radiator, coving to the ceiling, and carpeted flooring.

Stairs

8'3" x 4'11" (2.52m x 1.52m)

The stairs has a UPVC double glazed window to the front elevation, tiled flooring, coving to the ceiling, and carpeted stairs.

Living Room

15'3" x 12'1" (4.65m x 3.70m)

The living room has a UPVC double glazed bay window to the front elevation, a dado rail, a radiator, coving to the ceiling, a feature fireplace, and carpeted flooring.

Kitchen Living Space

24'7" x 22'9" (7.51m x 6.95m)

The kitchen living space has a range of fitted base and wall units with Quartz worktops, a central island with a breakfast bar, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, an integrated oven and dual microwave, an extractor fan, an integrated fridge and freezer, an integrated dishwasher, recessed spotlights, a TV point, space for a dining table, tiled flooring with underfloor heating, three Velux windows, and bi-folding doors opening to the rear garden.

W/C

5'2" x 5'2" (1.60m x 1.59m)

This space has a UPVC double glazed obscure window to the side elevation, fitted units with a worktop, a counter-top wash basin with a mixer tap, a low level flush W/C, an integrated washing machine, and tiled flooring.

FIRST FLOOR

Landing

9'0" x 6'6" (2.76m x 2.00m)

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

21'1" x 8'9" (6.44m x 2.67m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, carpeted flooring, and access to the en-suite.

En-Suite

7'8" x 5'6" (2.35m x 1.69m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

Bedroom Two

12'5" x 8'8" (3.79m x 2.66m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

8'10" x 8'8" (2.70m x 2.66m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, fitted wardrobes, and carpeted flooring.

Bedroom Four

11'8" x 6'5" (3.58m x 1.97m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, an in-built cupboard, and wood effect flooring.

Bathroom

7'7" x 5'6" (2.33m x 1.69m)

The bathroom has a UPVC double obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a lawn, courtesy lighting, and a driveway.

Rear

To the rear of the property is an enclosed south-facing garden with a decked patio area, an outside tap, a shed, a raised border, gravelled area, an artificial lawn, and a fence panelled and hedged boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

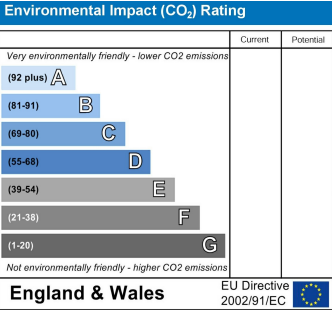
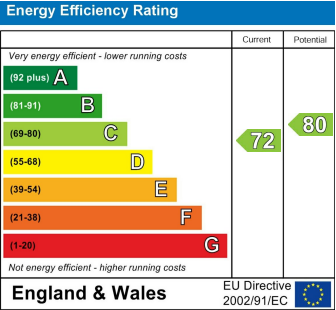
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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